

SUBMISSION

ON BEHALF OF ANTHONY EDWIN GEORGE KITE AND DAPHNE KITE 164 PUKETITIRI ROAD

Submission 2.2 Road Widening and its effect on the bridle path

- 6.1 During the development of the plan change, Council signalled their plan to upgrade Puketitiri Road. This resulted in the following statement within the Structure Plan Design Outcome 11:

If land within the zone is required to be purchased for the upgrading of Puketitiri Road the internal reserve boundary is to be moved to maintain the reserves proposed width and purpose.

6.2 Improvement road works on Puketitiri Road, including realignment and widening, have been included in the first four years of Councils 2018-2025 Long Term Plan (See expert evidence in Appendix B). Communication between the developer and Councils Transportation Team on the status of the roading upgrade at the time of subdivision will ensure the scheme plan design takes the road widening into account. This will ensure the reserve's proposed width and purpose is maintained.

- Road widening and realignment to be included in first four years of long term plan 2018 - 2025. Upgrade needs to be commenced prior to development. Impact for existing residents in regards to noise, traffic, congestion and safety will be substantial. Road will widening will be enticing to Boy racers.
- Land within zone does this impact on the exterior burm of 164 Puketitiri Road?

Submission Point 2.3 Anthony Kite - Timing of the planting of the green screening belt (Puketitiri Bridle Path Reserve)

6.3 The Structure Plan Design Outcome 1 *Green Network and Reserves* and Design Outcome 11 *Puketitiri Road Buffer Strip*, provide Council with the means to stipulate consent conditions for the timing of landscaping within the reserves to be vested. Subdivision consent conditions will be in accordance with both the design outcomes and the landscaping and reserve requirements in the NCC Code of Practice for Subdivision and Land Development.

6.4 This provides Council with the mechanism to ensure the Puketitiri Bridle Path Reserve is planted prior to the commencement of housing construction e.g. through a subdivision consent condition requiring planting to be undertaken prior to the issue of s224(c)

certification. In addition, the northern end of the Mission Special Character Zone adjacent to Puketitiri Road has been identified for the final stages of development. This allows for sufficient time for planting to establish prior to the construction of houses. The provision of the buffer is further supported by the following policy for the Residential precinct:

51b.4.2 f) Ensure the provision of a buffer of landscaped open space fronting Puketitiri Road and the Zone boundary to the west so as to reduce off site visual impacts and reverse sensitivity effect

- What planting will take place are they going to be evergreen? What Impact will these trees have to existing houses driveways, guttering or pollen?
- These trees can grow to 9m how long will they take to reach maturity will this be prior to construction of houses – Are these to be seedling specimens or established specimens at the time of planting?
- Height of these trees will determine their ability to immediately block the view of houses being built. Will there be restrictions on how high they will grow as if too high and they will obstruct the views from the property which currently has uninterrupted views to Cape Kidnappers.
- This is not the back of their property as suggested in previous documentation. The upstairs lounge looks over the proposed subdivision.
- Other adjacent houses are situated lower to the road so does not directly impact their view. See attached photograph provided on previous submission.

Submission point 2.4 Anthony Kite – Lot Sizes

- 6.5 This submission suggests that the larger [lots sizes \(1500m²\)](#) on the periphery of the existing Western Hills Residential Zone should remain as a means to mitigate amenity effects on adjacent properties on the opposite side of Puketitiri Road. The creation and maintenance of visual amenity values is addressed in Section 5 of the Urban Design, Landscape and Recreation Assessment (Appendix A of the Plan Change documents).
- 6.6 As identified in the report, amenity values in this vicinity will be maintained by a reserve strip and bridle path proposed along the boundary of the Residential Precinct and Puketitiri Rd. This reserve is designed to create a buffer between housing in the Residential precinct and views from properties on the opposite side of Puketitiri Road.

- 6.7 The report asserts that properties in Poraiti that are in view of the residential precinct are largely positioned to the north and east with their [backs to the development](#). While the Western Hills Residential Zone (currently undeveloped) provides for larger lot sizes around the perimeter, in comparison, the Mission Special Character Zone provides for a more definitive green buffer. Design Outcome 11 requires trees [capable](#) of growing to 9m high with the stated outcome of reducing the prominence of Residential Precinct houses as viewed from Puketitiri Road. The Puketitiri Bridle Path Reserve is to be vested as a Council reserve at the time of first subdivision.
- [The submission of lot sizes is of great concern. Larger lot sizes on the periphery of the Western Hills Residential Zone. The property was purchased for its rural setting and size during their retirement 22 years ago.](#)
- [Most rural properties opposite the development are on average are 8000 m2 Not 1500m2 .](#)
- [These houses were purchased because people had a preference to not live within the city confines. Rural properties are without close neighbours and are quiet, tranquil and green.](#)
- [People chose a lifestyle in a rural area to not live with a dense population around them. It can cause a great deal of stress to some people and with this it can also cause health implications.](#)

Summary

On behalf of my late father and my Mother I am also opposed to this intended subdivision as it stands at present. It is imperative that you keep the existing residents of Puketitiri Road aware of the implications that this will cause to their properties.

What has the developer offered as compensation to these affected existing residents :

1. A Sound barrier wall to be built fronting properties directly affected?
2. New services and amenities be available to those existing residents at a reduced cost such as water, sewerage, fibre etc?
3. First option to buy sections?

The planning to include higher density of houses in a rural setting will directly impact the resale values of these properties.

It has been a life long dream for my father to work hard all his life to acquire his Castle on the Hill and live the clean green New Zealand Rural lifestyle that most people aspire to own. This subdivision at present undermines everything he has worked towards.

I urge the Hearing committee to make sure stipulations in the submissions are strongly adhered too.